



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Thamesdale, London Colney, St Albans, Herts, AL2



This TOP FLOOR APARTMENT is PRESENTED TO A HIGH STANDARD THROUGHOUT. Benefitting from a GARAGE AND ALLOCATED PARKING SPACE, this lovely home also boasts A LONG LEASE AND SHARE OF FREEHOLD. Ideally situated for local shops and riverside walks and with GREAT ROAD AND TRANSPORT LINKS.

- Top Floor Flat
- Two Bedrooms
- Attic Storage
- Presented to a High Standard
- Own Garage
- Allocated Parking Space
- Share of Freehold
- Great Location!

**£275,000 - Share of Freehold**

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## Accommodation Comprises

Entrance Lobby

Entrance Hall

Lounge/Diner 15'10" x 11'3" (4.83m x 3.43m)

Kitchen 8'7" x 8'5" (2.62m x 2.57m)

Bedroom One 12'7" x 9'3" (3.84m x 2.82m)

Bedroom Two 9'1" x 6'11" (2.77m x 2.11m)

Bathroom

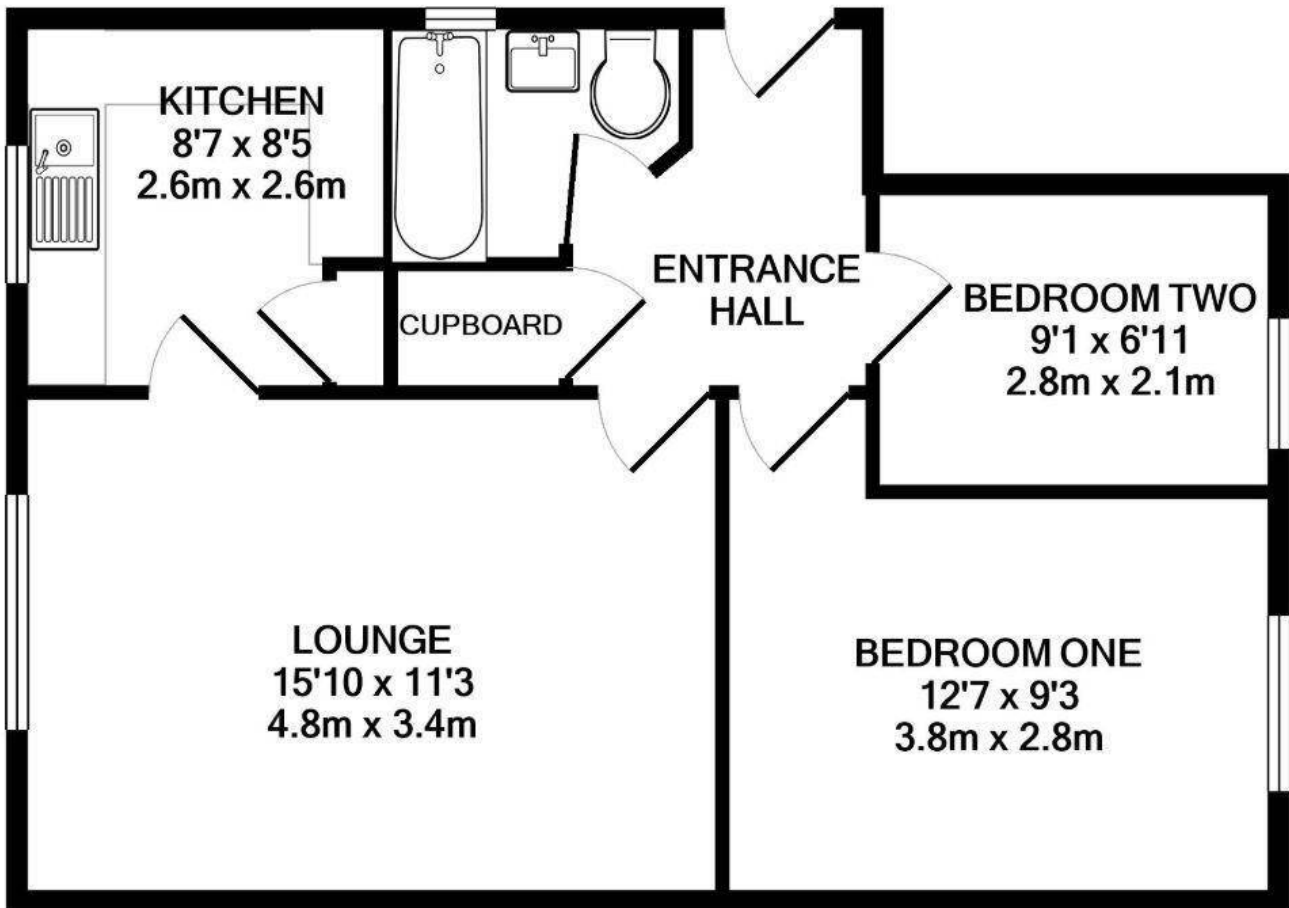
Attic Space

Exterior

Allocated Parking Space

Garage





TOTAL APPROX. FLOOR AREA 527 SQ.FT. (48.9 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.